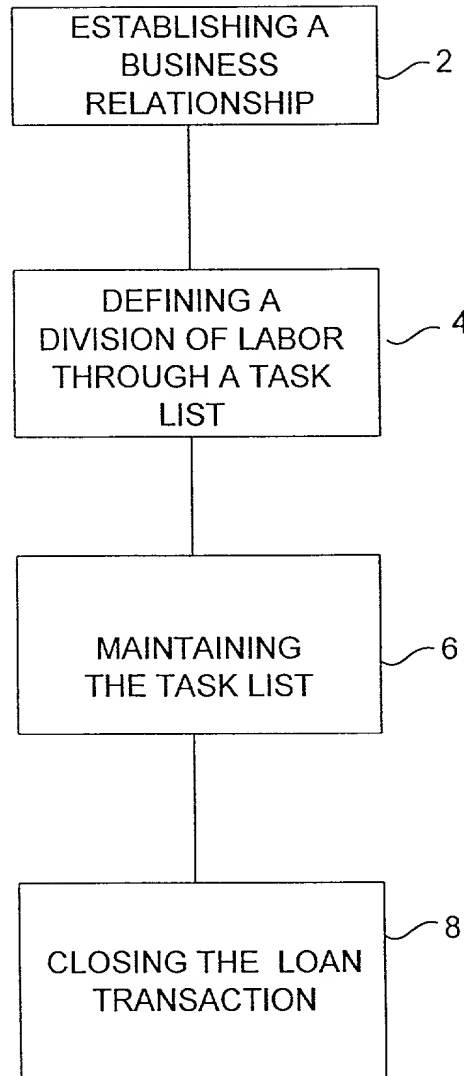


FIG. 1



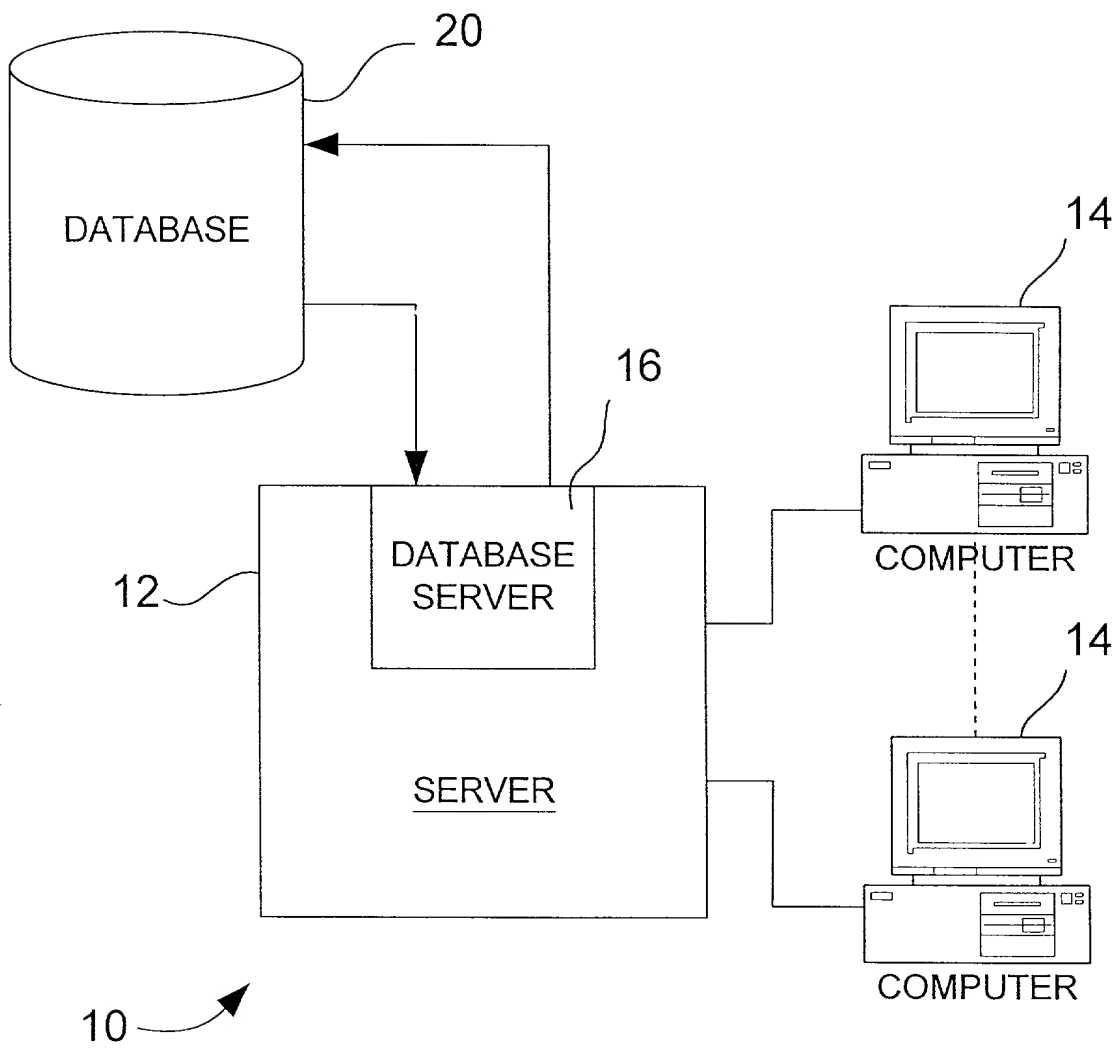
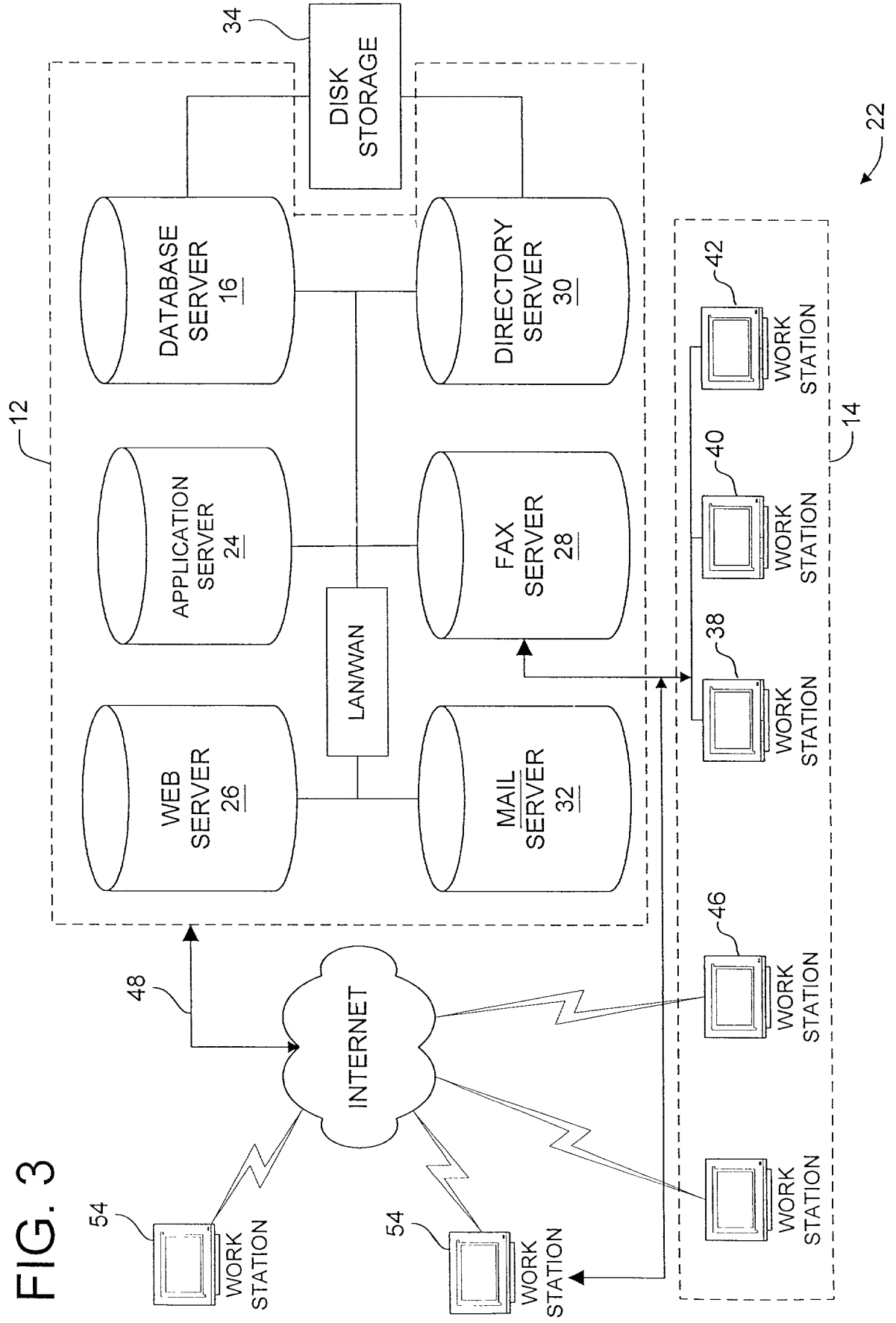


FIG. 2

FIG. 3



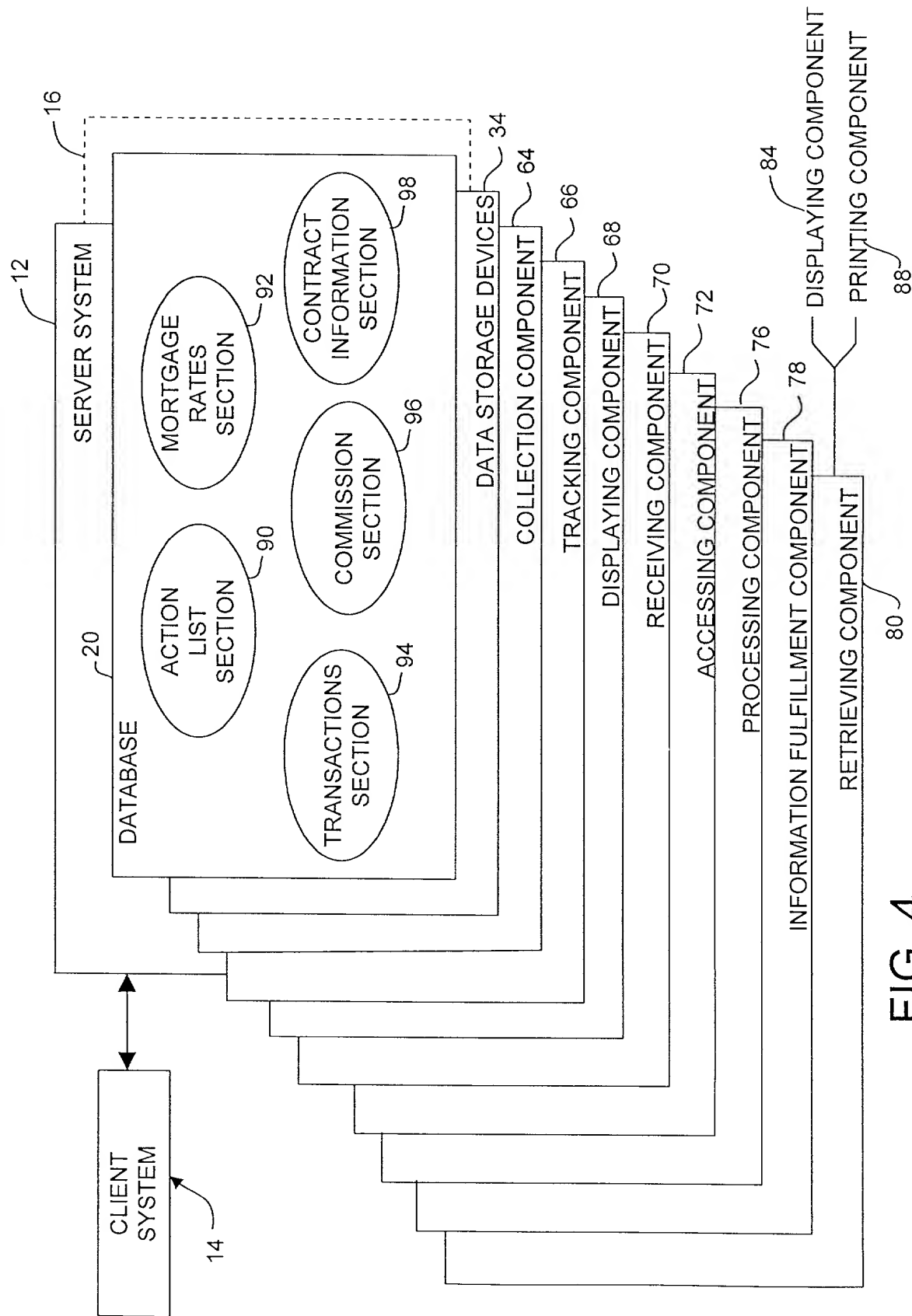


FIG. 4

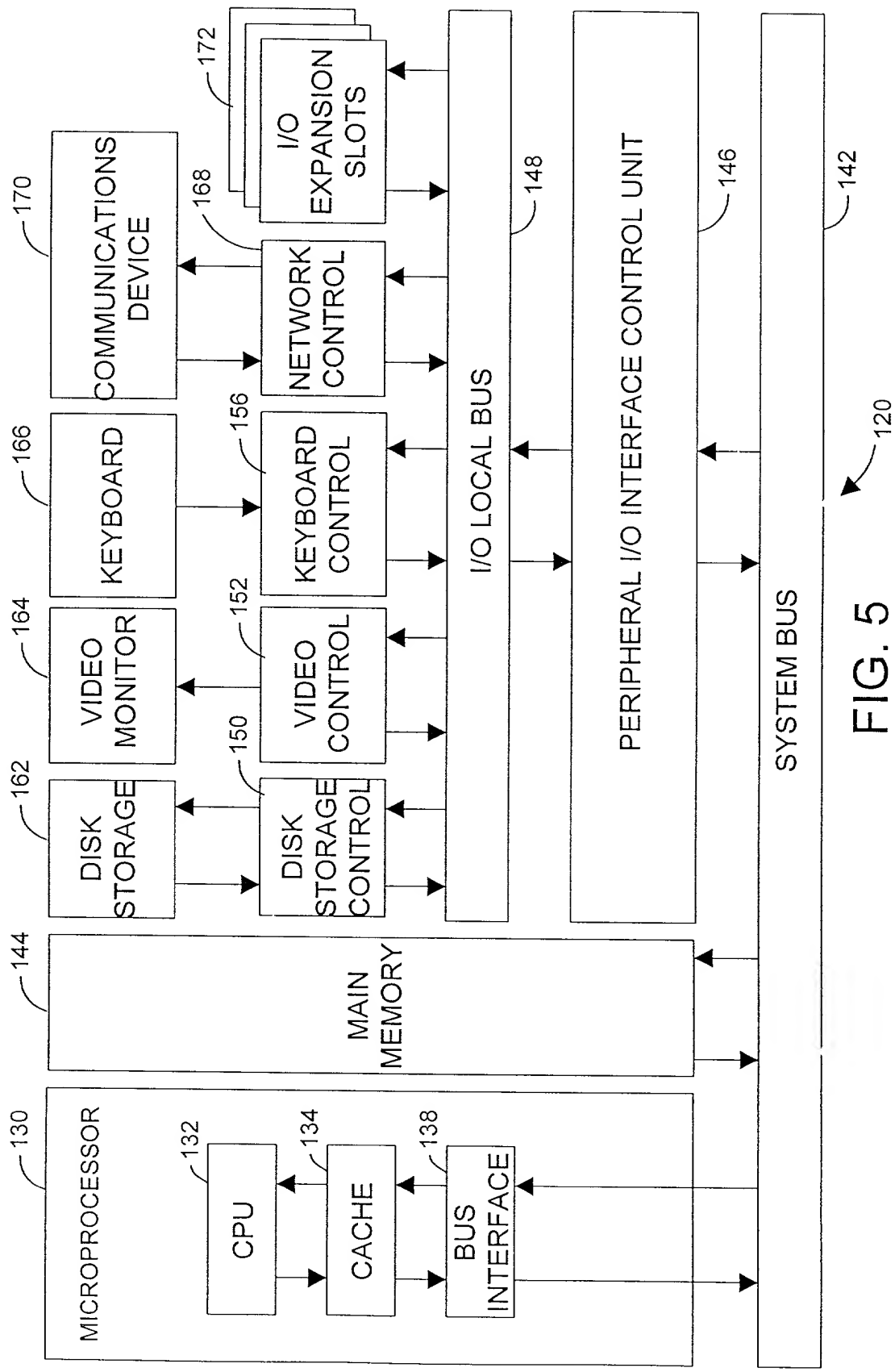
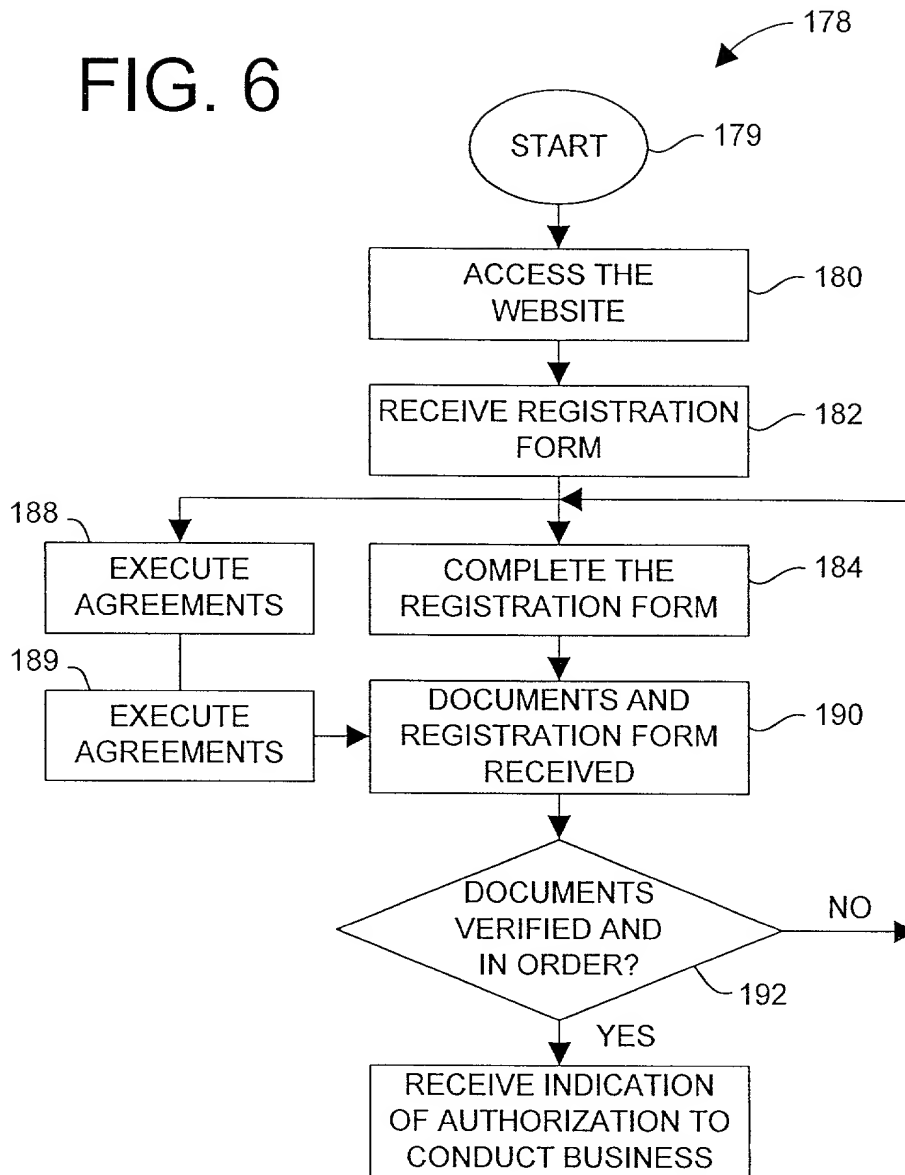


FIG. 5

FIG. 6



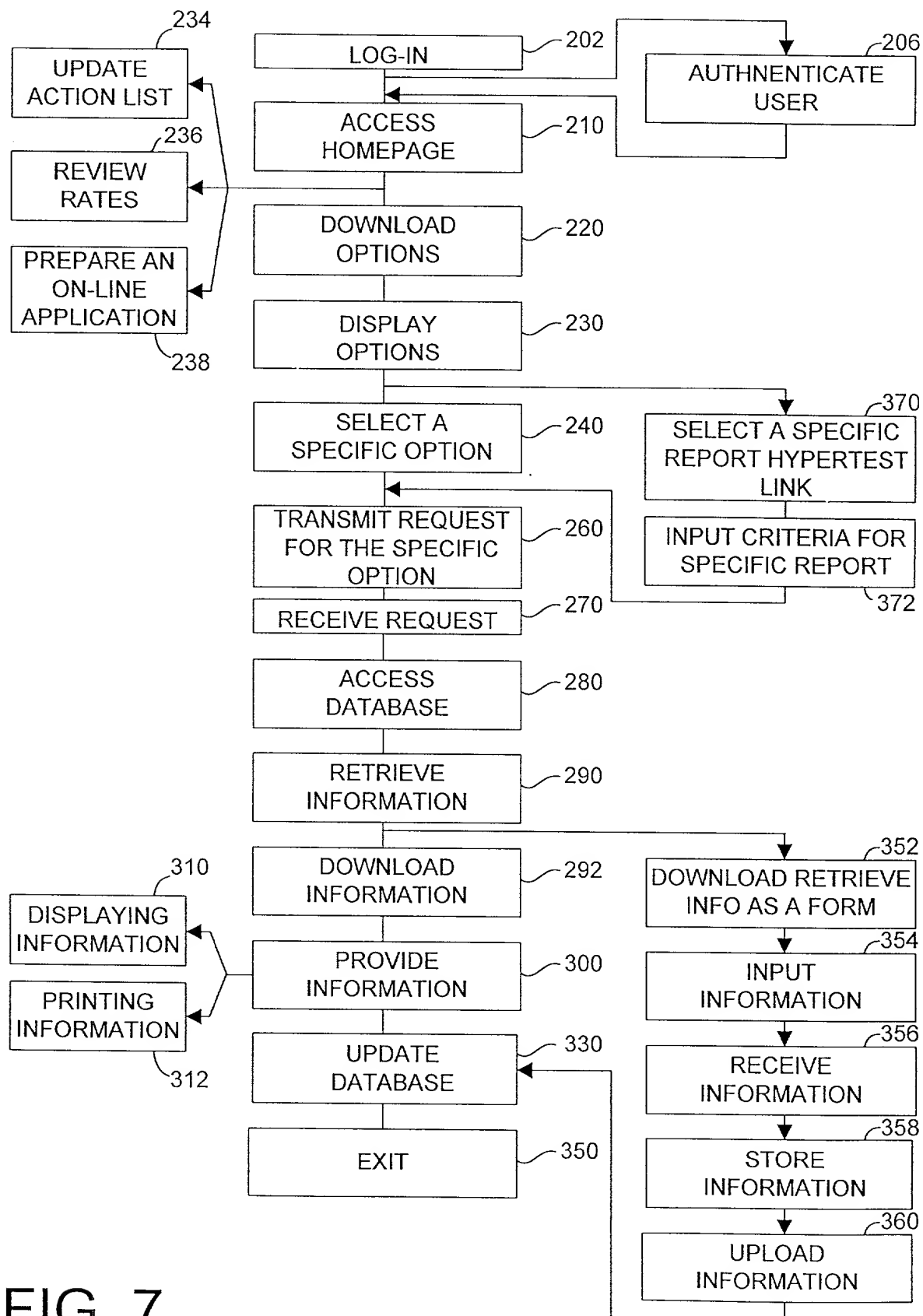


FIG. 7

Mortgage Banking 322

Sign up

About

Need Help?

Login name  324

Password  326

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If you have forgotten you password, please call us at

FIGURE-8

↑  
320



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372 Action List

374 Transaction

376 Underwriting

Status: 378 Pending Review 380

Commission

Contact Info

Revise Data > Loan Application > Credit Report > Loan Approval >

400

Administration Center

- Credit Administration
- Program Match (Realtor)
- Program Match
- Edit File and Resubmit
- Record Status
- Funding Conditions
- Display/Hide Check List

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Task Check List

Check off when completed

- ☒ Review buyer's financial goals
- ☒ Review buyer's assets
- ☒ Review available loan programs
- ☒ Take information from borrower and complete borrower worksheet online
- ☒ Select an appropriate loan program
- ☒ Collect supporting documentation
- ☒ Photocopy original document
- ☒ Send documentation copy to processing department
- ☒ Open Escrow and Title
- ☐ Fax to escrow the Order form and Statement of information
- ☐ Schedule to meet the appraiser for inspection
- ☐ Complete and execute the Loan Application and Disclosures
- ☐ Maintain contact with borrower and lender
- ☒ Discuss rate lock options with client
- ☐ Fill out Rate-Lock action form
- ☐ Arrange time for document signing
- ☐ Attend loan closing

Date 05/15/01 fee disclosure

Messages 394

SubmitBy

New Status

---

Date 05/15/01 Application and Disclosures

Documents

UploadBy Underwriting

Upload New Document

Rate Options: Go 30 Fix Conf for 05/21/2001 396

Rate	Margin	Client Points	Prepay Penalty
6.250%	0.000	4.125	No
6.375%	0.000	3.750	No
6.500%	0.000	3.250	No
6.625%	0.000	2.500	No
6.750%	0.000	2.250	No
6.875%	0.000	1.375	No
7.000%	0.000	0.875	No
7.125%	0.000	0.375	No
7.250%	0.000	0.000	No
7.375%	0.000	0.000	No

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FIGURE-9

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12 Neg MAT A							Go 30 Fix Conf											
Prog. Num.	Start Rate	Margin	Client Points	PrePay	Max LTV	Your Income	Prog. Num.	Rate	Points	Your Income	Purchase LTV	Purchase LTV	CashOut LTV					
MA1	3.850	1.950	1.500	No	90	0.75	CF3	6.500	3.250	0.750	1 Unit	95	80					
MA2	3.850	2.050	1.125	No	90	0.75	CF4	6.625	2.500	0.750	2 Units	90	75					
MA3	3.850	2.150	0.500	3 Yrs Soft	90	0.75	CF5	6.750	2.250	0.750	3 Units	80	75					
MA4	3.850	2.250	0.125	3 Yrs Soft	90	0.75	CF6	6.875	1.375	0.750	4 Units	80	75					
MA5	3.850	2.350	0.000	3 Yrs Soft	90	0.87	CF7	7.000	0.875	0.750								
							CF8	7.125	0.375	0.750								
							CF9	7.250	0.000	0.750								
Add to Margin for the following risks:							Max Loan Amount \$275,000 Non Owner Max LTV 70%											
\$275,000-600,000		0.30		3-4 Units		0.50	Condo Add 1 to points Impound waiver. Add .25 to point											
Over 1,000,000		0.50		High Rise Condo		0.50	Non Owner: Add 1.5 to points											
Reduced Doc.		0.20		Non-Owner		0.50												
Cash out		0.20		2nd home		0.40												
LTV 80-90 with MI		0.10		If subordinate financing		0.20												
Very low payments for the first few years means your buyer will be able to afford more. Payment increases only 7.5% annually. With this Negative amortized loan your borrower pays less than the interest required while the difference gets added to loan principle							This loan offers the best fixed rate for 30 years. Select this program for buyers looking for stability and peace of mind knowing they have a fixed payment. Good credit, 2 years stable employment and at least 3% down required.											
Go 5 JUMBO ARM							Go 5/25 Balloon											
Prog. Num.	Start Rate	Margin	Client Points	PrePay	Lfe Cap	Your Income	Prog. Num.	Rate	Points	Your Income	Max LTV	Purchase	CashOut					
J51	6.750	2.750	1.625	No	11.75	0.75	C5-1	6.000	1.650	0.75	5 Yr Balloon	80	60					
J52	7.000	2.750	0.875	No	12.00	0.75	C5-2	6.125	1.275	0.75	7 Yr Balloon	90	60					
J53	7.250	2.750	0.250	No	12.25	0.75	C5-3	6.250	0.900	0.75								
J54	7.500	2.750	0.000	No	12.50	0.94	C5-4	6.375	0.275	0.75	Max Loan. 275,000							
J55	7.750	2.750	0.000	3 Yrs	12.75	1.25	C5-5	6.500	0.400	0.75	Same guidelines as Go 30 Fix Conf.							
J56	8.000	2.750	0.000	3 Yrs	13.00	1.56	C5-6	6.625	0.150	0.75								
							C5-7	6.750	0.000	0.75								
Fixed rate loan for the first 5 years. Annual Adjustment thereafter							Select this loan if your buyer intends to move or refinance within 5 years											
Add to Points for the following risks:							Great rate at fixed payments for 5 years for loans up to \$275,000 and 5% down.											
2 units		0.375		3-4 Units		1.00												
Over 1,000,000		0.500		High Rise Condo		0.75												
Reduced Doc.		0.250		Non-Owner		1.50												
Cash out		0.250		2nd home		0.75												
LTV 80-90 with MI		0.375		LTV to 95		0.50												
Loans 650,000 to 1,000,000 Add .25 to Rate																		
Great jumbo loan for buyers who wish to enjoy a fixed payment and may refinance or move within 5 years. The programs offers lower fixed payment with the flexibility of having an excellent rate thereafter if your client chooses to keep the loan							Sub Prime Loans for Less Than Perfect Credit We offer different programs for less than perfect credit borrower. Sub-prime loans are priced according to the buyer credit history, LTV, documentation of income and loan type. Submit your client's application and we will offer you several rate options to choose from.											
Go 30 Fix Jumbo							Go 5 Flex											
Prog. Num.	Rate	Client Points	Your Income		Loan Amount	Max LTV	Prog. Num.	Rate	Buyer Points	Your Income	Risk Based Pricing Refer to Matrix for add ons							
JF1	6.875	3.125	0.75		300,000	95.000	FLX1	6.625	2.305	1.00	Max LTV 97% to 400,000							
JF2	7.000	2.500	0.75		400,000	90.000	FLX2	6.875	1.680	1.00	90% to 650,000							
JF3	7.125	2.000	0.75		500,000	80.000	FLX3	7.125	1.055	1.00	80% to 1 mil							
JF4	7.250	1.500	0.75		600,000	75.000	FLX4	7.375	0.430	1.00	70% to 4 Mil							
JF5	7.375	1.000	0.75		No Income Verify.		FLX5	7.625	0.000	1.10								
JF6	7.500	0.750	0.75		650,000	80.000	FLX6	7.875	0.000	1.41	2nd Home 95%							
Higher LTV available on risk based pricing							FLX7	8.125	0.000	1.69	Non Owner 90%							
>90% Add .50 to points							FLX8	8.375	0.000	1.91	Limited Doc 95%							
2nd Home Add .50 to points							PrePay Penalty: 5 Years Soft											
Limited Doc Add .375 to points							Margin: 2.250											
2-4 Units: Add .50 to points							INDEX: 6 Mo, Libor											
Hi Rise: Add .75 to points							Flexibility is built right into this program. Risk based pricing means expanded possibilities											
Excellent program for buyers looking to enjoy predictable fixed payments.							higher loans, lower down and alternative documentation. Go Flex says YES when Fannie Mae says no											
The most competitive rates for the most discriminating borrowers. 2 Years employment history, Good credit and at least 5% down required																		
Move In Upgrade							Go 30 Fix CRA											
Home Improvement, Bill consolidation 2nd TD							ZERO Down Payment											
Prog. Num.	Rate	Client Points	Your Income	LTV	Income documentation		Prog. Num.	Rate	Buyer Points	Your Income								
MIU1	13.00	2.00	3.00	100	No income Verif		CX100-3	7.500	1.500	0.75	Owner Occupied							
MIU2	12.60	3.00	3.00	100	No income Verif		CX100-4	7.625	0.750	0.75	Purchase only							
MIU3	12.25	2.00	3.00	100	Income verified		CX100-5	7.750	0.250	0.75	Subject to census track guide and							
MIU4	11.85	3.00	3.00	100	Income verified		CX100-6	7.875	0.000	0.75	subject to income limits							
							CX100-7	8.000	0.000	0.87	Closing costs may be gifted							
This 2nd TD Loan may be taken immediately following the close of purchase Pull cash up to 100% of the value based on a new appraisal Great for home improvement or pulling out entire down payment and profit!							Great for the first time home buyer Flexible underwriting and credit requirements in CRA designated area Great rates too!											
							Look for list of CRA designated areas in GoLoan Resource page											

Rates, fees and programs are subject to change without notice Please refer to program guide or call Goloan for specific parameters  
APR not calculated This Information is intended to Real Estate professionals only Not for distribution to the consumer  
Equal housing lender

FIGURE - 11

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## Mortgage Loan Procedures and Broker Certification

- [ ] Pre-qualifying Interview and bonding
- [ ] Review buyer's financial goals
- [ ] Review buyer's assets
- [ ] Review available loan programs
- Review tax returns, pay statements, credit review
- [ ] Take information from borrower and complete borrower worksheet online
- Statement of information given to borrower
- Run Credit for Pre-Qualification
- [ ] Select an appropriate loan program
- Calculate maximum loan amount; review lending ratios
- Mortgage Broker discuss with realtor appropriate loan options
- Mortgage broker telephone interview to finish 1003
- Assemble completed package incl. Disclosures and deliver to client for execution
- Borrower to receive Mortgage Loan Disclosure Statement and Good Faith Estimate (3 days)
- Borrower to receive High Rate/High Fee disclosure, if applicable, at least 3 days before becoming obligated for the loan
- Borrower sign loan package and authorizations
- Borrower sign Fair Lending Act disclosure
- Borrower sign Equal Credit Opportunity (ECOA) disclosure
- Borrower sign Memorandum of Understanding
- Borrower sign Appraisal Disclosure
- Borrower sign Fed Tax Form 8821 for accessing tax information
- Borrower sign Fed Tax Form 4506 for accessing tax information
- [ ] Execute buyer's agreement
- [ ] Collect Documentation
- [ ] Photocopy original documents
- [ ] Send documentation copy to processing department
- Submit loan electronically for approval when possible
- Complete credit order form
- Fax Factual Credit Bureau order form with copy of 1003
- Assisting the Borrower in understanding and clearing credit problems
- Deposit Check and photo copy
- Mortgage Broker to review and sign 1003(within 5 business days), and send welcome letter
- Print all verifications
- Stamp and highlight all verifications
- Photocopy authorization
- Staple verifications and authorizations, add reply envelope, and mail
- Send out HOA Certificate form where required
- Initiating/ordering requests for mortgage and other loan verifications
- List comments and Instruction for Processors, agents and clients
- [ ] Open escrow: Complete escrow opening instruction form
- [ ] Order title report: Complete order form
- [ ] Fax to escrow, order form with statement of information and insurance information
- Complete appraisal order form
- [ ] Schedule and meet the appraiser for an inspection
- Crosscheck document receipt and original documents for accuracy
- Update loan package information
- Print 1003 (to be reviewed for accuracy)
- Enter information on loan tracking worksheet
- [ ] Maintain contact with borrower, realtors, and lender, between application and closing, to apprise them of the status of the application and to gather additional information, as needed
- Follow-up on missing documents
- Follow-up on verifications and resend where required
- Receive, review and enter verifications
- Receive and enter credit report

↑ 440

FIGURE -12

Contact borrower for additional income, mortgage, deposit, credit, title, divorce, trust,  
 understanding, liens, etc. when and if applicable  
 Request letter of explanation for all derogatory reports and inquiries from borrower  
 Dispute any inaccuracies with reporting agencies  
 Receive and review escrow  
 Receive and review Title-Dispute any inaccuracies with Title Officer and borrower  
 Receive, review and enter appraisal  
 Dispute any inaccuracies with appraiser  
 Obtain and review ground lease where required  
 Request 216 rental survey where required  
 Request zoning information and explain where required  
 Request Flood Map and Panel #'s  
 Processing assembles a condition list for approval  
 Review file for completeness and durability  
 Transfer file to Senior Processor for review pre-underwriting  
 Photocopy and package loan for underwriting  
 Submit to Underwriter  
 Approval/Suspension/Denial notification  
 Comply with prior to documentation and prior to funding conditions  
☐ Rate locked with client  
☐ Fill out rate lock action sheet  
 Rate locked with lender  
 Loan checked for disbursements  
 Docs ordered with lender  
 Escrow advised of doc order  
 Prior to funding conditions okay  
☐ Time arranged for doc signing  
☐ Attend loan closing  
 Check with escrow-docs signed  
 If High Rate High Fee loan, check disclosures given and ensure 3 day Right of Rescission  
 up before signing loan documents  
 Check when 3 day Right of Rescission up after signing loan documents  
 Loan funded  
 Lender given High Rate/High Fee disclosure as required and in file  
 Loan recorded  
 Arrange for check pick-up  
 Check received  
 Check audited  
 Entered into computer system  
 Check banked  
 Entered in computer funding list  
 Entered in Quicken or similar accounting program  
 Thank you letter sent  
 Refund check calculated  
 Refund check printed  
 Documents returned  
 Gift ordered to borrower  
 Arrange for gift pick-up  
 Loan placed in archive box

I have completed each and every task checked off above.

Broker Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Broker must complete all marked ☐ tasks, check them off when completed  
 and fax this executed form to

FIGURE -13

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